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| Applicant | Altaire Village LLC, et al | |
| Request | Site Plan Level III/Conditional Use/Waterway Use/Allocation of Residential Flex/Mixed-Use Development | |
| Location | North side of Oakland Park Blvd., East of the Intracoastal Waterway | |
| Legal Description | Lots 1,2,3,4,5,6,7&8, Block 1; Lots 1,2,3,4,5,6,7,8,9,10,11,12,13&14, Block 2; Lots 1,2,3,4,5&6, Block 5 "Galt Ocean Mile", according to the plat thereof as recorded in Plat Book 34 at Page 16 of the Public records of Broward County, Florida. | |
| Property Size | Net 167,350 S.F. or 3.84 Acres / Gross 232,610 S.F. or 5.34 Acres | |
| Zoning | CB | |
| Existing Land Use | Commercial | |
| Future Land Use Designation | Commercial | |
| Comprehensive Plan Consistency | Consistent with Future Land Use Element, Commercial Use, Permitted Uses | |
| Other Required Approvals | 30-Day City Commission Request for Review | |
| Applicable ULDR Sections | Sec. 47-25.2, Adequacy Requirements, 47-25.3, Neighborhood Compatibility, 47-23.8, Waterway Use, 47-28.1,F, Flexibility Rules | |
| Setbacks/Yards Front Rear Side (W) Side (E) | Required | Proposed |
| | 5' | 5' |
| | 5', 10' abutting residential | 5', 10' abutting residential |
| | 20' | 21' |
| | 5' | 5' |
| Lot Density | 25 max. gross | 25 gross |
| Lot Size | N/A | 3.84 Acres net / 5.34 Acres gross |
| Lot Width | N/A | N/A |
| Building Height | 120 ft. | 120 ft. |
| Structure Length | N/A | Residential Building: 311' North Retail: 266' South Retail: 285' |
| Floor Area Ratio | N/A | N/A |
| VUA Landscaping | | |
| Landscaping Lot Coverage | | |
| Open Space | 29,330 S.F. | 52,013 S.F. |
| | | |
| Parking | 429 | 525 |
| Notification Requirements | Sign Notice 15 days prior to meeting. | |
| Action Required | Recommend Approval, Approval with Conditions, or Denial | |
| Project Planner Authorized By Approved By | Name and Title | Initials |
| | Wayne Jessup, Architect | |
| | Gregory Brewton, Acting Planning and Zoning Deputy Director | |
| | Marc LaFerrier, AICP, Planning and Zoning Director | |

Request:

The applicant proposes to construct a 133 multi-family unit Mixed-Use Development on 5.34 acres in zoning designation CB (Community Business), land-use Commercial. The proposal includes 10,745 square feet of retail, a 13,633 square foot fire station for the City of Fort Lauderdale, parking structures for 363 cars, 26 residential parking spaces, and 20 on-street parking spaces. The applicant is requesting a Conditional Use Site Plan approval for a Waterway Use along the Intracoastal Waterway to the west of the property and for the Allocation of 133 Flexibility Residential Dwelling Units.

Property/Project Description:

The property is generally located north of Oakland Park Boulevard and west of the Intracoastal Waterway and is bounded on the east by NE 32nd Avenue and on the north by the alley just to the north of NE 32nd Street. It is located within the Galt Ocean Village Shoppes neighborhood.

The west side of the site is adjacent to the Intracoastal Waterway, which requires that the proposed project comply with Sec. 47-23.8, Waterway Use. The applicant proposes to construct two 7-story high residential towers atop a 5-story pedestal structure for a total of 120' height (12 stories). The pedestal structure consists of 4-stories of residential units along the west or waterway side of the building, 4-stories of parking on the east side of the building and retail at grade along 32nd Avenue. To the east of this structure lies a 3-story residential building and a 1-story retail building on the south side of 32nd Street and 2-story multi-family adjacent to a 3-story live-work building on the north side of 32nd Street. To the south of the residential/retail buildings is a 3½-story parking garage and a replacement fire station for the City of Fort Lauderdale. All buildings are connected by a proposed system of drives, landscaped pedestrian sidewalks and courtyards, which are a continuation of the street and sidewalk pattern of the existing neighborhood. In addition the applicant proposes public access to the Intracoastal Waterway by providing a public park to the north of the residential building.

Conditional Use / Mixed-Use:

Because this project is being submitted as a Mixed Use Development, this application is before the Planning and Zoning Board as a Conditional Use, and is subject to ULDR Sec. 47-24.3 in addition to the Mixed-Use provisions of Sec 47-18.21. The applicant has provided narratives to address the criteria of Conditional Use and Mixed-Use (attached respectively as Exhibits 1 and 2). The Galt Shoppes Master Plan mentioned in these and other exhibits is attached as Exhibit 7.

Waterway Use:

This application is before the Planning and Zoning Board as a Waterway Use, and is subject to ULDR Sec. 47-23.8. This section states in part that development on the water: "shall be designed to preserve the character of the city and neighborhoods in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways." The applicant has provided a narrative to address the criteria of Waterway Use (attached as Exhibit 3).

Neighborhood Compatibility:

With respect to the related Neighborhood Compatibility requirements, ULDR Sec 47-25.3.A.3.e.i, the applicant, in their narrative, has stated, "the proposed development is consistent and substantially similar in design of the proposed uses in accordance with the adopted neighborhood master plan (Galt Shoppes Master Plan)." (The applicant's narrative addressing Neighborhood Compatibility Requirements is attached as Exhibit 4.)

Adequacy Requirements:

The applicant has provided a narrative addressing Adequacy Requirements (attached as Exhibit 5). The proposal was reviewed by the Development Review Committee on July 26, 2005 with all relevant disciplines signing off on the Pre-PZ submittal verifying that the project meets the minimum requirements necessary to proceed to the Planning and Zoning Board for review.

Flexibility Unit Requirements:

The applicant has provided a narrative addressing Flexibility Unit Requirements (attached as Exhibit 6). Staff concurs with the applicant's assessment regarding flexibility unit requirements.

Broward County School Board Interlocal Agreement:

This proposal is subject to the provisions of the Broward County School Board Inter-local Agreement, between the City of Fort Lauderdale and the Broward County School District regarding public school facility planning. A letter, attached as Exhibit 8, from the Broward County School Board to the applicant indicates no additional impacts will be generated by the proposal for Broward County Public Schools.

Should the application be approved, the following conditions are recommended:

1. The proposed project shall comply with the proposed Development Agreement regarding the disposition of property and development between the City of Fort Lauderdale and the applicant.
2. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
3. All construction will require approval from all pertinent environmental review agencies.
4. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
5. Final DRC approval.

Planning and Zoning Board Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

City of Fort Lauderdale

Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.